Indicate That Builders Exercise Care in

Selecting Titles for Such Structures.

DOES THE NAME INFLUENCE

owners should not be counted with the "any-old-name-will-do" class

with an asterisk are to be found in the list of Washington apartments.

houses in various sections of the country.

stricken from the names of apartments in this city.

Glengarif

TWINS TO AUCTION LOTS.

ARCHITECT ESTIMATES OFFICE BUILDING COST

Says Expenditure for Structure Should Not Exceed 35 Cents Cubic Foot

New York considers that the cost of constructing first-class office buildings not exceed 35 cents per cubic foot. In an article on the economi buildings which he prepared for sincering and Contracting he agrees that the cost of buildings of this class and the opportunity afforded for an e-o of interest and moment to the investor

Method Is Essential.

in arriving at the cost, however (which st is the gross cubic contents multiplied by the price per cubic foot), we must agree upon some method of deter-

mining the gross cubic contents.

The following is thought to represent the best present practice: Multiply the area of the plot by the distance from the average ground level to a point one foot below the lowest basement floor; add to this the cubic contents of the walk vaults areas, etc., then add to this sum the cubic contents of the building level the average ground level, omitting above the average ground level, omitting courts; the sum will give gross cubic

May Reduce Cost.

Without going into an exhaustive oting unverified data, the architect of first-class buildings of this kind should not exceed 35 cents per cubic foot. By

reason of a fortuitous combination of circumstances this cost may be reduced to 30 cents per cubic foot.

Perhaps 33 cents per cubic foot may be a fair working average, but no building of this kind should cost more than the first-named figure. It is quite true that many, in fact most, buildings have been built at a greater cost; but the reasons for this business and the reasons for this barrents.

DECLARES HOLLOW TILE IS GAINING POPULARITY

Writer Says Terra Cotta Construction Has Many Ad-

struction, which has come more and years, is today one of the most no

aterials on the market, says Frederick H. Gowing in the Boston American. In large proportion of dwellings of the omes, terra cotta tiles will be utilized There are many factors which have

ontributed to make this kind of building material popular, its adaptability, the artistic treatment it offers with stucco for all manner of happy color combina the steadily increasing cost construction, have combined

wooden construction, have combined to focus attention on these tiles.

Today a house can be erected of terra cotta blocks with stucco finish at almost the same cost as a frame building with shingle walls. And the repid deprecation of the wooden dwelling, compared with that built of tiles, makes the difference in cost at the end of a few years negligible.

ence in cost at the end of a few years negligible.

In sections where there are marked climatic chances—in New England, for example—hollow tiles are particularly useful because the air chamber in the tiles render them non-conductors of heat and cold. Hence in the winter the house is kept warm, while during the summer months the oppressive heat is kept out. The decreased fire hazard operates in the direction of reduced insurance rates.

While cement stucco is in a good many instances being placed over metal lathes, or on wooden frames, this kind of construction in the past has proved unsatisfactors, owing to the dampness working increased unsightly cracks on the surface. This trouble is entirely eliminated through the use of the hollow terra cotta.

Many architects recommend Many architects recommend hollow tiles for residence construction through esthetic as well as utilitarian motives. With stucco finish, it lends itself to harmonious color combinations. A popular combination is the stucco dwelling with red tile roof. This combination is particularly effective where the house is set on a large lawn, surrounded by beautiful hade trees.

3 Sold. Only 1 Left. Which Calls for Immediate

To Colored Home Buyers

Why Pay Rent? Own One of these Modern Homes With Your Rent Money.

Open for Inspection Sunday

New Colonial 6-rooms-and-bath Homes

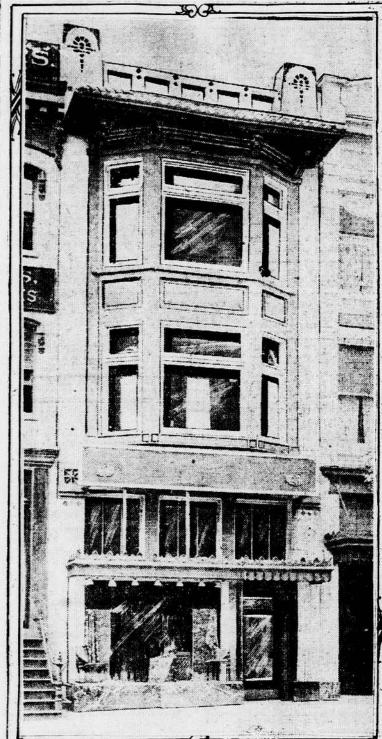
Fourth and T Sts. N.W.

Located at the corner of

The most beautiful modern home in the park. Handsome fixtures, laundry in cellar, double oak floors, sleeping porch. Sold on Easy Terms

See Owner on Premises.

PURCHASED BY TENANT.



A deed has been placed on record ment. The building has a frontage of

Apartment Brings \$48,100.

Wardman several weeks ago from Frank Walter, in connection with a trade involving the Avondale apart-

transferring the ownership of the

three-story building at 714 13th street

Z

A

-INVESTMENT

AUCTION

SECURITY

Fairlawn Property.

ue northwest, from the Munsey Trust company, trustees, to Louise M. Miller, the consideration was \$48,100. The prop-

ACTIVITY IN SUBURB.

Penny Brothers to Conduct Sale of Three Houses Erected in Potomac Heights and Others Planned.

subdivision near Anacostia, is to start three houses have been erected in Poto-at 10.30 o'clock next Tuesday morning, mac Heights and contracts have been A deed has been placed on record trans. The sale is to be conducted in behalf let for the erection of three more. The A deed has been placed on record trans. of the owner of the property. Oscar C. Potomac Heights Land Company is not performent. Output place and Florida average the owner of the Penny brothers, twins, engaged in improving the streets in the who dress alike, look alike, speak the same words in the same tone at the same time and use the same gestures. The property to be sold has all improvements.

R

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8

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UNRESERVED

-AUCTION

OPPORTUNITY

1

Z

BEAUTIFUL FAIRLAWN—AUCTION—LOTS—YOUR PRICE

If You Would Secure a Home Site in the Growing Part of Washington, D.C.,

-OF LOTS-

Take Any Car Marked "Congress Heights" or "Anacostia" to the Property. CARS LEAVE 9th and F Sts., 9th St. and Penna. Ave., Union Station and Congressional Library Cars. Every 8 Minutes Direct to Fairlawn.

Starts 10:30 A.M. SALE

TUESDAY, MAY 5

Again 3:30 P.M.

PENNY BROTHERS, the Celebrated Twin Auctioneers, will conduct this sale.

If you have not seen the twins you have missed a Twentieth Century Feature. More celebrated than all the features of the Big Shows.

Another Feature for Your Entertainment Is Their Justly Famous Quartette and Ragtime Band, Which Perform at Intervals During the Sale

The Government is spending Three Hundred and Fifty Thousand Dollars on a PARK directly in front of this Property. It will be completed in a short time. Then take YOUR PROFIT.

SALE WITHOUT RESERVE

You will be able to purchase lots at the Auction Sale of Fairlawn at a price where the opportunity for their enhancement in value is 100% greater, and at a lower figure than you would have to pay for nearby Virginia and Maryland points. You can double your money.

Title Guaranteed by Columbia Title Co.

TERMS: One-fifth Cash. Balance Six, Twelve, Eighteen & Twenty-four Months

OSCAR C. BROTHERS, Owner

Phone Lincoln 2311

1328 Harrison St. S.E.

BEAUTIFUL FAIRLAWN—AUCTION—LOTS—YOUR PRICE

APARTMENT'S POPULARITY? Inquiries Received by Real Estate Journal Appear to changed for Part of Valley View Farm

The question "What is in a name?" has been the basis for many debates. him on a chere are those who say, "Oh, any old name will do," and then proceed to quote avenue, him on Oxford street east of Connecticut Shakespeare to the effect that "a rose by any other name would smell as sweet." Inquiries concerning appropriate names for apartment houses which have Ridge road belonging to Frank Walter. en received by the National Real Estate Journal, the official organ of the National Association of Real Estate Exchanges, would seem to indicate, however, that builders believe the name has a lot to do with the popularity of an apartment. These inquiries apparently indicate that apartment builders and houses traded by Mr. Wardman each were erected several months ago, and

In response to the inquiries which have been received the National Real Estate Journal in the current issue has published a list of about 200 suggested have not yet been occupied. Mr. Wardman has traded what is known as the Westmore villa at Allenburst, N. J., for some acreage property at Deal Beach, N. J. He is having plans prepared for the crection of several seasince cottages of the colonial type, with which he proposes to improve the property. Plans have been percently of the names for apartment houses. It is composed of the actual names of apartment to be found in the list of apartments in Washington contained in the city di-In several instances the spelling of the names differs slightly from those included in the list published by the real estate journal. In other instances such words as "inn." "mansions," court," etc., have been added to The real estate journal states that the names suggested can be varied in many ways by the addition of such words as "apartments" "mansions," "court, Y. Sixteen of the houses alread ave been erected and sold, according and others. In the subjoined list of suggested names those marked

SAYS CONCEALED BEDS WILL LESSEN RENTALS

The adoption of concealed beds, which are now being introduced in every large city throughout the country, will in all probability lend an added impetus in building, and consequently be a source of increased revenue to real estate men specializing in apartments, says Gladys Irene Hiestand in the National Real Estate Journal. The size of the modern apartment is

governed by the number of bedrooms that it contains. Thus, a four-room apartment has one bedroom, a five-room apart ment, two bedrooms; a six-room apartment three bedrooms, etc. eliminate one or more of these extra rooms without destroying the comfort or efficiency of the apartment. You will have the same accommodations without the cost of constructing the extra rooms, the cost to the tenant of furnishing thes cooms and the cost in household drudg ary of taking care of them.

In large faits, the bedrooms are not the most desirable, as they are generally small inside rooms with little daylight or ventilation. In the new order of things, however, sleeping accommodations are provided for by making the provided f however, sleeping accommodations a provided for by making the best roor such as the living room, dining room, brary or den, serve the purpose of sie brary or den, serve the purpose of sleeping rooms at night, and being outside
rooms, they are usually spacious and
have plenty of sunshine and air.

It is a proven fact that small flats rent
faster and easier and at correspondingly
larger rentals per square foot of space
than large flats, which fact might be said
to prove that a much larger per cent of
families prefer smaller housing accommodations even at relatively higher costs.

FOR ACREAGE QUESTION OF WINDOWS OFTEN IS PERPLEXING

Chevy Chase, Md., Houses Ex- Architect's Views and Those of Merchant Frequently

profession, and this is confirmed by the public, who are only concerned with who have

Mr. return on his capital, and to be told that every on saids he must devote a large part of his frontage to solid masonry in order to please thereafter until 6 o'clock in the

the taste of those in a position to dictate to him is, in his opinion, contrary to all rules of commercial morality and business equity. If a landlord or community wants a sacrifice of this kind they should



Built to Order, With Lot 50x100, for \$5,750 100 Other Designs, Houses or Bungalows, \$5,000 Up

(1) First opportunity in Chevy Chase for homes of moderate price, including plans.

(2) Six to eight room houses, built of hollow tile, stucco or frame, complete for occupation.

(3) Convenient to stores, daily town deliveries, average cost of living, single-fare zone.

(4) Life in the country-the life worth whilenow within reach of all.

(5) We help you to finance your building. (6) For other designs see other ads and-

H. D. Fulmer 3825 Legation Street

Clev. 712 Chevy Chase, D. C. namental de la compacta del la compacta de la compa



Price, \$3,150

Terms Like



1307-1323 Corbin St.

N.E.

Rent

Bet. C and D Sts. & 13th St. and Tennessee Ave. Small Cash Payment

Balance Monthly

Make Your Rent Receipts an Investment -by applying some on a home of your own. You could

not select a better home community than here—a neighborhood of home owners.

A Brief Description

Pressed brick front.

Attractive art brass lighting fixtures in hall, dining room and parlor.

Six spacious rooms and bath. Hine quality hardwood trim-High-grade reinforced steel mings throughout. Special hot-water heating at-tachment, sanitary washtubs, etc Pressed brick front.

Beautiful terraced lawn.

Large porch, full width, in front and two large rear porches.

Elegant hardwood mantel in parlor.

Elegant hardwood mantel in parlor.

Elegant hardwood mantel in parlor.

In the surface in nan, damage look and parlor.

Large, well ventilated bed and parlor.

Large, well ventilated bed rooms, with ample closet space.

Highest location in the northeast. rooms, with ample closet space.

Sample House Open Daily and Sunday Until 9 P.M.

TO INSPECT—Take any East Capitol street car, get off at Tennessee avenue and Lincoln Park, and you are within two squares of the properties, or take a 13th and D streets car and get off at 13th and C streets northeast, and you are right at the properties; or PHONE MAIN 1597 FOR AUTO SERVICE.

Phillips & Sager 715 14th Street N.W.

